



**SHEDS UNDER
200 sq. ft.**

FLORHAM PARK ZONING DEPARTMENT
111 Ridgedale Avenue, Florham Park, NJ 07932
Phone: 973-410-5330
Fax: 973-410-5490
E-mail: Zoning@florhamparknj.gov

Dear Applicant:

Sheds under 200 sq. ft. and less than 10 feet mean height, require the following:

- Zoning permit application completed and signed.
- Copy of the survey (less than 10 years old) depicting the size and location of the proposed shed including setbacks.
- Zoning fee:
 - \$75 – Sheds up to 100 sq. ft.
 - \$150 – Sheds between 100 and 200 sq. ft.

NOTE: If installing electricity in the shed, a Construction Permit Application with Electric Subcode sealed by a licensed electrician is required.

Sheds shall not be located in any front yard, and must at least three feet (sheds up to 100 sq. ft.) or five feet (sheds greater than 100 sq. ft.) from rear and side property lines. Corner lots are considered to have two front yards.

Sheds or accessory structures without electrical or plumbing that are 200 square feet or less in area and 10 feet or less in height shall not count towards the building coverage. All sheds count towards improved lot coverage.

Sheds (garden-type utility & similar structures) are simple-roofed structures, typically made of wood or metal. In addition to its stored contents weighing it down, the walls enclosing it deflect the wind making the structure more secure. Per NJAC 5:23-2.14 (b) 8, a construction permit for building work shall not be required for garden-type utility sheds and similar structures that are 200 square feet or less in area, 10 feet or less in height, and accessory to buildings of Group R-2, R-3, or R-4, or R-5 and which do not contain water, gas, oil or sewer connection.



BOROUGH OF FLORHAM PARK ZONING APPLICATION

111 Ridgedale Avenue, Florham Park, NJ 07932 E-mail: Zoning@florhamparknj.gov Phone: 973-410-5330

Work Site Address: _____ Block: _____ Lot: _____

Property Owner: _____ Phone: _____

Owner's Email: _____ Owner's Address: _____

Agent/Contractor: _____ Agent/Ctr. Address: _____

Agent/Contractor Email: _____ Agent/Ctr. Phone#: _____

Brief Description of Work: _____

I hereby certify that the proposed work is authorized by the owner of record and that I am the owner or have been authorized by the owner, to make this application as his/her agent and we agree to conform to all applicable laws of this Jurisdiction, I certify that the answers on this Zoning Application are true and complete to the best of my knowledge.

Signature _____ Name (Print) _____ Address _____

My Lot is a: Corner Parcel: _____ Interior Parcel: _____ Lot Square Footage: _____ Zone: _____

SETBACKS	EXISTING	PROPOSED	REQUIRED
Front Yard			
Second Front Yard (if corner parcel)			
Rear Yard			
Smallest Side Yard			
Side Yard Aggregate			
Principal Structure Building Height			
Ground Floor			

*Percent of lot covered by building (including overhangs, sheds & detached structures): _____ %**

Percent of improved lot coverage (building coverage, walkway, driveway, etc.): _____ %

Worksheet on next page

Signed and sealed survey less than 10 years old required for all zoning permits.
Foundation Location survey with elevations required prior to framing.

Fence Permit

Fencing Type: _____ Height: _____

Proposed Setbacks: Side Yard: _____ Rear Yard: _____ Front Yard _____

If fence is in front yard it cannot exceed 4' in height and cannot be more than 50% solid

WORKSHEET

DESCRIPTION	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	REQUIRED (sq. ft.)
Main Dwelling including all roofed area and overhangs			
Accessory Buildings (including sheds over 200 sq. ft.)			
Total Building Area			

Pool coping			
Deck			
Patio			
Driveway			
Walkway			
Equipment (AC/generator/ pool Equipment)			
Shed (less than 200 sq. ft.)			
Other:			
Other:			
Other			
Total Improved Area (Including Building Area)			

Application: Approved _____ Denied _____ Application No _____ Permit No _____

Application Fee _____ Received Date _____ Check # _____ Cash _____

Zoning Official Signature: _____ Date _____

Kayla Kaplan-Zoning Official

Marjorie Lowe-Assistant to the Zoning Official

ZONING Attachment 1 - Borough of Florham Park - 250-9. Schedule of Area, Yard and Building Requirements

Amended 5-15-2001 by Ord. No. 7-01; 4-23-2002 by Ord. 7-02; 4-26-2005 by Ord. 17-05; 6-17-08 by Ord. 18-2; 5-17-2018 by Ord. No. 18-10; 5-17-2018 by Ord. No. 18-11; 5-17-2018 by Ord. No. 18-12

Zone	Principal Building Setbacks										Detached Accessory Building Setbacks												
	Interior Lots					Corner Lot					Maximum Height, 15 Feet, 1 Story ¹⁰												
	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Rear (feet)	Street Side (feet)	Inside (feet)	Outside (feet)	Percentage of Lot Width or Feet	Maximum Building Height (feet)	Maximum Building Height (stories)	Minimum Habitable Floor Space (square feet)	Minimum Lot Requirements (square feet/acres)	Area (Sq.Ft/acres)	Width (feet)	Depth (feet)	Maximum Building Coverage (%)	Maximum Improved Lot Coverage (%)	Front (feet)	Side (feet)	Rear (feet)	Maximum Front Yard Setback	
R-7	40	10	30	40	40	40	10	30	20%	35	2	1,200	7000	60 ¹	115	Notes 8 & 9	35 ³	50	50	10	10	10	Note 7
R-15	40	10	40%	40	40	40	10	40%	20%	35	2	1,200	15,000	100 ¹	150	Notes 8 & 9	30 ⁹	50	50	10	10	10	Note 7
R-25	50	15	40	50	50	50	15	40	24%	35	2	1,500	25,000	125 ¹	150	Notes 8 & 9	30 ⁹	60	60	15	15	20	Note 7
R-44	50	20	50	50	50	50	20	50	28%	35	2	1,800	43,560	140 ¹	160	10 ⁹	25 ⁹	60	60	20	20	20	Note 7
R-88	50	50	50	50	50	50	50	100	100 feet	35	2	1,800	87,120	140 ¹	160	5 ⁹	20 ⁹	50	50	20	20	20	Note 7
B-1	20	10	20	20	20	20	10	10	--	35 ²	--	--	--	150	--	20	--	Same as for principal building					
PB-1	40	20	40	40	40	40	20	40	--	30 ³	--	--	1 acre	150	--	15 (1 story)	60	--	--	--	--	--	--
PB-2	30	15	30	30	30	30	15	30	--	35 ³	--	--	15,000	100	120	20 ⁴	60	--	--	--	--	--	--
C-1 MF Multifamily Option	100	50	50	100	50	50	--	50	--	35	--	800	40 acres	300	300	15	30	Same as for principal building					
C-1 and C-2	150 ⁵	50	50	150 ⁵	100	100	50	50	--	40 ⁶	--	--	5 acres	300	--	35	60	Same as for principal building					
C-3	100	75	75	100	100	100	75	75	--	45	--	--	15 acres	300	200	25	50	Same as for principal building					
C-4	100	75	75	100	100	100	50	75	--	45	--	--	15 acres	300	200	25	50	Same as for principal building					
MF-1 and MF-3	135	25	25	135	135	135	25	25	--	35	--	1,400	5 acres	300	300	25	--	Same as for principal building					
MF-2	100	25	25	100	100	100	25	25	--	35	--	850	5 acres	100	300	25	--	Same as for principal building					
MF-4	100	20	20	50	50	50	20	20	--	40	--	600	5 acres	100	300	30	--	Same as for principal building					
MF-6 ¹¹										55	3		5 acres			30	60						
MF-8 ¹²										55	3		2 acres			30	60						
MF-9 ¹³										45	3		5 acres			30	50						
OSR	50	15	40	50	40	40	15	40	--	35	--	--	1 acre	200	200	30	--	Same as for principal building					
OSM	50	15	40	50	40	40	15	40	--	35	--	--	1 acre	200	200	30	--	Same as for principal building					

NOTES: ¹ In residence zones R-15, R-25 and R-44, the minimum lot width specified above shall be increased by 25 FT in the case of corner lots

² An office building may be erected to no more than 50 feet in height upon the condition that for each five-foot increase above 35, there shall be an additional three feet of front yard setback

³ In the PB Zone, no building shall have more than two stories.

⁴ In the PB -2 Zone, the maximum building coverage shall be 10% for two-story buildings.

⁵ All lots having frontage on and along both sides of Vreeland Road and Fernwood Road shall have a front yard setback of 100 feet.

⁶ See Borough Ord. No 6-99A.

⁷ The maximum front yard setback shall be within 10 feet of the average front yard setback of all lots or portions of lots within 200 feet of the subject property on the same side of the block. To the extent that this provision conflicts with the minimum front yard setback, the minimum front yard setback requirements shall prevail. For the purposes of this regulation, the front yard setback shall be measured to the façade of the structure that contains the principal entrance or front door to the dwelling

⁹ Per Ord. No 18-2, Section 5-250-14A-amended: Sheds less than 100SF do NOT count towards the Building Coverage. However, they DO count towards Total Improved Lot Coverage.

¹⁰ Per Ord. 17-05 All other references to accessory Bldg. height is repealed.

¹¹ See Sec. 250-140 for additional provisions ¹² See Sec. 250-144 for additional provisions

¹³ See Sec. 250-148 for additional provisions

NOTE: The complete Florham Park Zoning Code can be found at WWW.ECODE.com

Lot Area SF	% Bldg. Coverage		% Bldg. Coverage
	Lot Area SF	% Bldg. Coverage	
less than 7,000	20	20,000 to 22,499	14.0
7,000 to 7,999	19.5	22,500 to 24,999	13.5
8,000 to 8,999	19	25,000 to 27,499	13.0
9,000 to 9,999	18.5	27,500 to 29,999	12.5
10,000 to 10,999	18	30,000 to 32,499	12.0
11,000 to 11,999	17.5	32,500 to 34,999	11.5
12,000 to 12,999	17	35,000 to 37,499	11.0
13,000 to 13,999	16.5	37,500 to 39,999	10.5
14,000 to 14,999	16	40,000 to 42,499	10.0
15,000 to 17,499	15.0	42,500 to 44,999	9.5
17,500 to 19,999	14.5	45,000 or greater	9.0